

2020

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, December 23, 2020

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 2:02 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Jan Mulder, Jill Jenkins, Michael Becherer, Sharon Chadwick, and Rikki Riojas (2:15 P.M)

Commissioners Absent/Excused: Jim Sauer and Carol Griffith

Applicants/Public Present: Nina Hernandez, Jennifer DeBenedetti, Kevin Loutfy, Matt Kim, Christopher Pela, Kevin Cieszkowski, Robin Riley, and Raymond Giannini.

Staff Members Present: Jodie Brown (PDSD)

2. Approval of the Legal Action Report (LAR) from Meeting of 12-03-20

Motion: It was moved by Commissioner Becherer to approve the Legal Action Report for the meeting of 12-03-20 as submitted.

Commissioner Jenkins seconded the motion.

The motion passed unanimously by a roll call vote of 5-0 [Commissioner Riojas had not yet joined the meeting when the vote was taken on this LAR].

3. **Rio Historic Preservation Zone Review Cases**

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

3a. HPZ 20-043, 3231 N. Craycroft Road

Fort Lowell Historic Preservation Zone, Non-Contributing Resource

Construction freestanding covered patio area with concrete benches.

Staff Brown introduced the project and read into the record the recommendation from Fort Lowell Historic Zone Advisory Board (FLHZAB) from the meeting of 1-28-20 [Courtesy] and 9-22-2020 [full review].

Project Teachers Nina Hernandez and Jennifer DeBenedetti along with community volunteer Kevin Loutfy and Matt Kim presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Becherer to recommend approval as presented.

Commissioner Mulder seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

3b. HPZ 20-050, 633 S. Meyer Avenue [Continued case] (T20CM05320)

Barrio Historico Historic Preservation Zone, Contributing Resource

Construction of a one-story, single-family residence with a rammed-earth block wall along Meyer Avenue.

Staff Brown introduced the project and read into the record the recommendation from Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meeting of 10-12-20 and PRS 10-22-20 [continued].

The project was presented by architect Christopher Pela along with the property owner, Kevin Cieszkowski.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Becherer to recommend approval as presented, and that the setbacks are waived.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

3c. HPZ 20-076, 632 N. Jacobus Avenue (T20CM07860)

West University Historic Preservation Zone, Contributing Resource

Demolition of an existing shed and construction of a new corrugated metal shed with a patina finish. Replace chain link fence with a new corrugated metal fence, 5' tall along the south of the property and 4' tall along the west (front) of the property.

Staff Brown introduced the project and read into the record the recommendation from West University Historic Zone Advisory Board (WUHZAB) from the meeting of 12-15-20.

Property owner Robin Riley presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to recommend approval as presented, subject to the following conditions as outlined by the West University Historic Zone Advisory Board: (1) that the fence overall does not exceed 4' tall with a 51% transparency represented as rusted wrought iron along the west frontage and retaining the corrugated metal along the south frontage; (2) that vertical-oriented windows with glass are provided on the steel shed; and (3) ensure that runoff [from the roof of the new shed] is collected and directed to remain on the property. In addition, all elements to be reviewed to the satisfaction of the Tucson Historic Preservation Officer.

Commissioner Becherer seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

3d. HPZ 20-079, 130 E Congress (T20OT00657)

Rio Nuevo Downtown

Install projecting "L" sign, variation to Sign Code standards.

[Note: Commissioner Becherer recused from this case and left the meeting at 3:30 P.M.]

Staff Brown introduced the project

Designer Raymond Giannini, Zodiac Sign Services, presented the project.

Discussion was held. Action was taken.

Motion: It was moved by Commissioner Mulder to recommend approval with the variation to the Sign Code standards allowing an overall height of 23' as presented, in order to avoid sensitive design elements of the

building façade; clarifying that the color of the sign is midnight blue and that the translucent vinyl is a yellow color; and finally, noting that we recommend that any future sign [attachments] use the same holes and locations on the building façade.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 5-0 [Commissioner Becherer, recused, did not vote].

[Note: Commissioner Becherer returned to the meeting at 3:52 P.M.]

4. Armory Park Historic Preservation Zone (APHPZ) Design Guidelines

UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

No updates. No action was taken.

5. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process and noted the upcoming case in the Barrio Historico.

d. Review Process Issues/Discussions

Staff announced that the virtual platform used for PRS may be changing to Zoom.

6. Summary of Public Comments (Information Only)

None at this time.

7. Schedule and Future Items for Upcoming Meetings

Chair Majewski noted that Commissioner Jenkins will be leaving the Tucson–Pima County Historical Commission and the Plans Review Subcommittee (PRS), and she and others thanked Commissioner Jenkins for her service.

Commissioner Becherer asked about the status of the Downtown National Register District nomination.

The next scheduled meeting is January 14, 2021. PRS meetings to be conducted virtually until further notice.

8. Adjournment

Meeting adjourned at 4:01 P.M.